

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition # 2021-027
General Location Identifier: Tax ID 03328101

From: Robyn Byers, Ph.D.
Robyn.Byers@charlottenc.gov
704-336-7404

Reviewer: Eric Lemieux, PE
Eric.Lemieux@charlottenc.gov
704-336-2683

Revision Log:

Date	Description
03-25-2021	First Review (KP)
04-15-2021	Second Review (KP)

General Review Information

The petition is located adjacent to Mt Holly-Huntersville Road, a State-maintained major thoroughfare, near Glenn Teague Road, a State-maintained local street. The petition is in the Northwest Wedge outside Route 4. Applicable area plans include the Westside Strategic Plan.

Active Projects Near the Site:

- N/A

CDOT's review of this rezoning petition is intended to provide consistency with council adopted policies, plans, standards and guidelines including, but not limited to, the [Transportation Action Plan \(TAP\)](#), [Vision Zero](#), [Urban Street Design Guidelines \(USDG\)](#), [Center, Corridor and Wedges](#), [Charlotte BIKES](#), [Traffic Impact Study Guidelines](#) and [Charlotte WALKS](#). With a commitment to design complete streets, this review is to ensure that the City's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users.

This document is primarily for communication to Planning Department staff as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

The site is located on Mount Holly-Huntersville Road, a State-maintained major thoroughfare, just east of the roundabout at Mount Holly-Huntersville Road and Oakdale Road. In accordance with the City's Ordinances and Charlotte WALKS and BIKES Policies, the petitioner has committed to provide multi-modal improvements along Mount Holly-Huntersville Road in the form of widening Mt Holly-Huntersville Road to a three-lane section, and providing a 12-foot shared-use path along the property frontage. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to incorporating striping for a left-turn lane onto Glenn Teague Road, revising the internal public and private street network, and clarifying several conditional notes relating to right-of-way and other infrastructure. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 Dwelling	10	Tax Record

Rezoning Transportation Analysis

Petition Number: Insert Zoning Petition # 2021-027
General Location Identifier: Tax ID 03328101

Entitlement with Current Zoning	Single Family (R-3 18.7 acres)	130 Dwellings	1,325	General Guidance from Planning
Proposed Zoning	Townhomes	149 Units	1,090	Site Plan: 01-08-21
Proposed Zoning	Townhomes	140 Units	1,020	Site Plan: 01-08-21

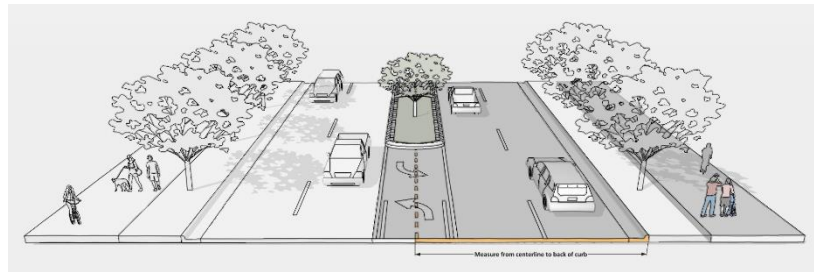
Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. ~~Curbline:~~

- a. **Mount Holly-Huntersville Road:** The future location of curb and gutter will be located 30-feet from the existing centerline to accommodate for the future cross section of Mt Holly-Huntersville Road.



Label and dimension the curb and gutter from the existing road centerline.

Update to comment as a result of 04-12-2021 Site Plan: The future curb line on Mount Holly Huntersville Road (Sheet RZ-1) is labeled as 33-feet from centerline. Revise to 30-feet from centerline.

2. ~~Traffic Study:~~

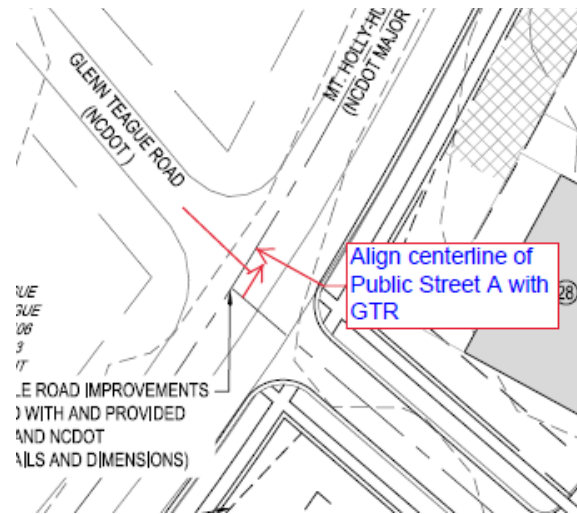
~~A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.~~

3. ~~Revise site plan and conditional note(s) to commit to dedicate 52 feet of right of way from the Mt Holly-Huntersville Road centerline. The site plan shall label and dimension the right of way from the road centerline.~~

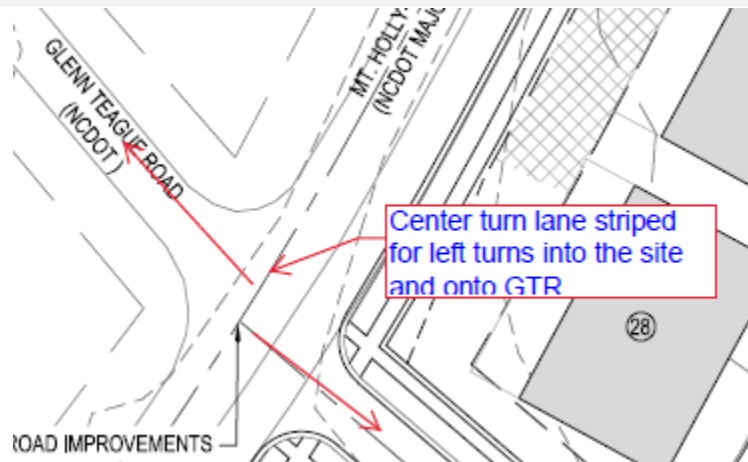
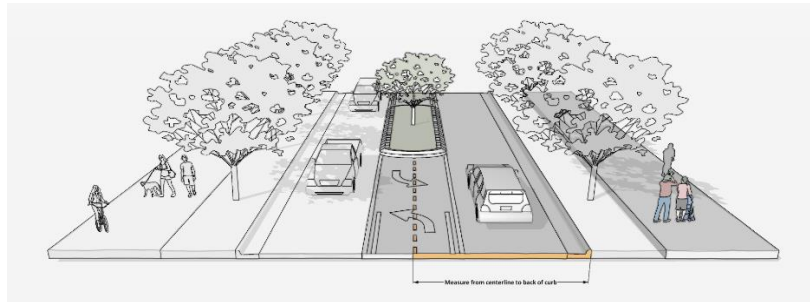
4. ~~Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 12-foot shared-use path, in lieu of the required 6-foot sidewalk, along the site's Mount Holly-Huntersville Road frontage, per Chapter 19 & Chapter 20 of the City Code and Charlotte BIKES Policy. This shared-use path will be placed relative to the future curb line location described in Note 1.a of this memo. Label and dimension both items from the future back of curb and gutter and road centerline.~~

5. ~~Revise the site plan by aligning the centerline of Public Street A with the centerline of Glenn Teague Road.~~

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition # 2021-027
General Location Identifier: Tax ID 03328101



6. Revise the site plan and conditional notes by committing to widen Mt Holly-Huntersville Road, along the site's frontage, to a three-lane section (11-foot lanes), with appropriate center-lane striping, in accordance with NCDOT standards, to accommodate for left-turns into the site and onto Glenn Teague Road. This cross section will exclude curb and gutter and will utilize a typical ditch section in accordance with NCDOT Standards.



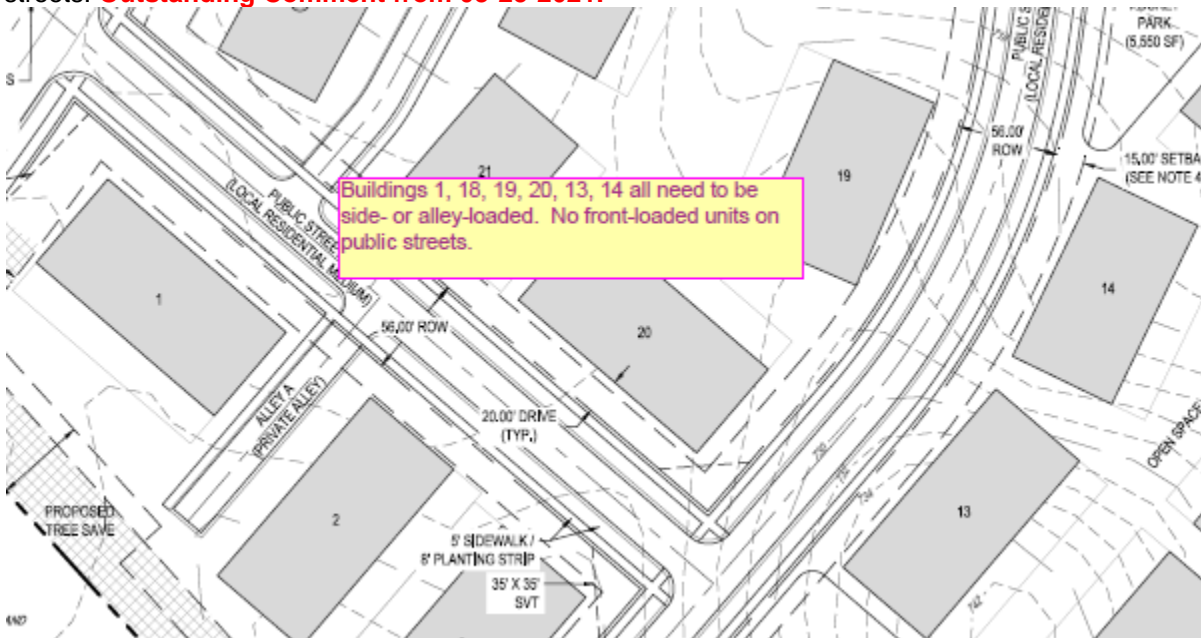
Update to comment as a result of 04-12-2021 Site Plan: Revise the site plan by incorporating a northbound left-turn lane, on Mount Holly-Huntersville Road, to turn onto Glenn Teague Road.

Rezoning Transportation Analysis

Petition Number: Insert Zoning Petition # 2021-027
General Location Identifier: Tax ID 03328101



7. Revise the site plan by providing rear or side alley-loaded access for all townhomes fronting public streets. **Outstanding Comment from 03-25-2021.**



8. Revise the conditional notes by removing and/or revising conditional note (**Section 3.C.**) to match CDOT's requested improvements along Mt Holly-Huntersville Road.

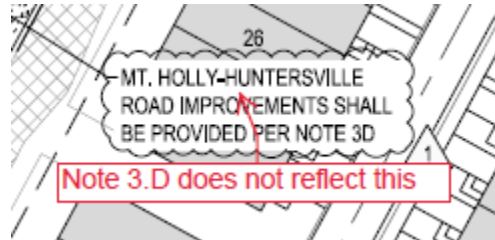
c. THE PETITIONER SHALL IMPROVE MT. HOLLY-HUNTERSVILLE ROAD ALONG THE SITE'S FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN TO INCLUDE HALF OF AN ELEVEN (11) FOOT CENTER LANE, AN ELEVEN (11) FOOT TRAVEL LANE, A FIVE (5) FOOT BIKE LANE. THE BACK OF THE PROPOSED CURB AND GUTTER SHALL BE TWENTY-FOUR (24) FEET FROM THE CENTERLINE OF MT. HOLLY-HUNTERSVILLE ROAD.

Update to comment as a result of 04-12-2021 Site Plan: Revise the conditional notes by including a note committing to the road improvements on Mount Holly-Huntersville Road. Additionally, revise

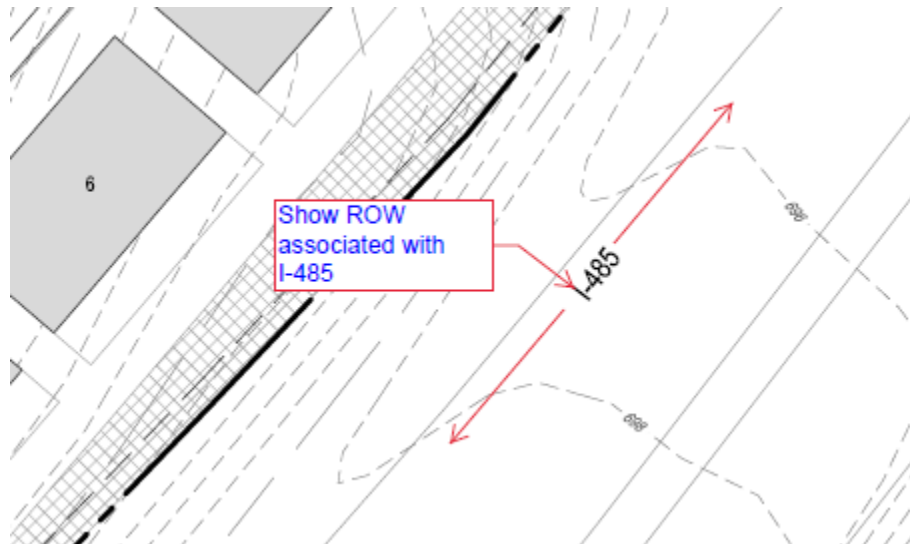
Rezoning Transportation Analysis

Petition Number: Insert Zoning Petition # 2021-027
General Location Identifier: Tax ID 03328101

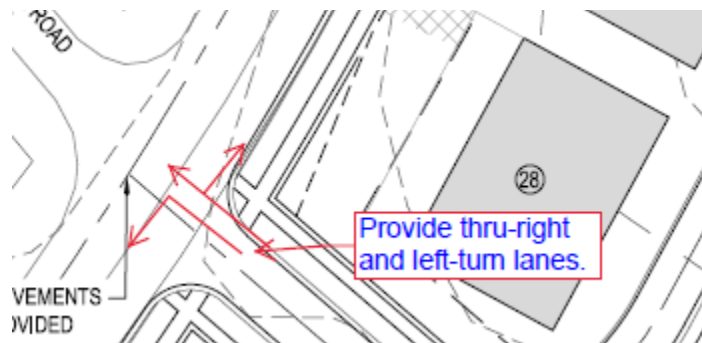
the site plan by removing and/or amending the call-out stating "Mt. Holly-Huntersville Road Improvements Shall Be Provided Per Note 3D"



9. ~~Revise the site plan to portray the right-of-way associated with I-485, along the site's frontage. Label and dimension the right-of-way from the existing centerline of I-485.~~



Revise the site plan by widening Public Road A, at the Mount Holly-Huntersville Road intersection, to accommodate for a thru-right lane and left-turn lane out of the site and onto Mount Holly-Huntersville Road. The site plan should reflect the appropriate striping for each lane. **Outstanding Comment from 03-25-2021.**



10. ~~A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued is needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.~~

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition # 2021-027
General Location Identifier: Tax ID 03328101

- ~~11. A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~

Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

1. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
3. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
7. The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
8. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link:
<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>